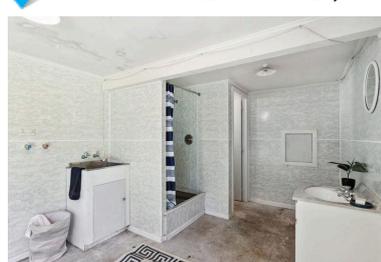


# Recent Sales

1	23 TUTERE STREET, WAIKANAEBEACH, WAIKANAEBEACH, 5036	<b>Sold</b> <b>\$1,075,000</b>
	<p>  3  2  1  697m<sup>2</sup>  150m<sup>2</sup>            Age 1940 DOM 26            Sold Date 06-Nov-25 Distance 0.27km            First Listing Not Disclosed            Last Listing Not Disclosed         </p>	<p>           Capital Value \$1,250,000            CV Date 01-Aug-23         </p>
2	64 TUTERE STREET, WAIKANAEBEACH, WAIKANAEBEACH, 5036	<b>Sold</b> <b>\$900,000</b>
	<p>  2  1  2  693m<sup>2</sup>  70m<sup>2</sup>            Age 1957 DOM -            Sold Date 24-Oct-25 Distance 0.32km            First Listing Not Disclosed            Last Listing Not Disclosed         </p>	<p>           Capital Value \$760,000            CV Date 01-Aug-23         </p>
3	59 TUTERE STREET, WAIKANAEBEACH, WAIKANAEBEACH, 5036	<b>Sold</b> <b>\$1,260,000</b>
	<p>  2  1  1  697m<sup>2</sup>  70m<sup>2</sup>            Age 1930 DOM 25            Sold Date 16-Oct-25 Distance 0.33km            First Listing Not Disclosed            Last Listing Not Disclosed         </p>	<p>           Capital Value \$1,310,000            CV Date 01-Aug-23         </p>
4	67 TE MOANA ROAD, WAIKANAEBEACH, WAIKANAEBEACH, 5036	<b>Sold</b> <b>\$770,000</b>
	<p>  2  1  1  870m<sup>2</sup>  190m<sup>2</sup>            Age 1965 DOM 303            Sold Date 26-Sep-25 Distance 0.37km            First Listing Not Disclosed            Last Listing \$789,000         </p>	<p>           Capital Value \$700,000            CV Date 01-Aug-23         </p>
5	56A WAIMEA ROAD, WAIKANAEBEACH, WAIKANAEBEACH, 5036	<b>Sold</b> <b>\$761,250</b>
	<p>  3  2  -  1,012m<sup>2</sup>  121m<sup>2</sup>            Age 1964 DOM 25            Sold Date 25-Jul-25 Distance 0.5km            First Listing Not Disclosed            Last Listing Not Disclosed         </p>	<p>           Capital Value \$740,000            CV Date 01-Aug-23         </p>

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

\* This data point was edited by the author of this CMA and has not been verified by Cotality

# Recent Sales

**6** 13 KAWAU GROVE, WAIKANAE BEACH, WAIKANAE, 5036 **Sold \$462,000**



 -  1  -  904m<sup>2</sup>  -  
 Age - DOM 9  
 Sold Date 24-Sep-25 Distance 0.51km  
 First Listing \$450,000  
 Last Listing \$450,000  
 Capital Value \$420,000  
 CV Date 01-Aug-23

**7** 27 WAIMEA ROAD, WAIKANAE BEACH, WAIKANAE, 5036 **Sold \$665,000**



 2  2  2  587m<sup>2</sup>  95m<sup>2</sup>  
 Age 1984 DOM 49  
 Sold Date 09-Sep-25 Distance 0.55km  
 First Listing Not Disclosed  
 Last Listing \$699,000  
 Capital Value \$670,000  
 CV Date 01-Aug-23

**8** 82 TE MOANA ROAD, WAIKANAE BEACH, WAIKANAE, 5036 **Sold \$855,000**



 2  1  1  839m<sup>2</sup>  118m<sup>2</sup>  
 Age 2000 DOM 80  
 Sold Date 26-Sep-25 Distance 0.55km  
 First Listing Not Disclosed  
 Last Listing \$845,000  
 Capital Value \$780,000  
 CV Date 01-Aug-23

**9** 13 WAIMEA ROAD, WAIKANAE BEACH, WAIKANAE, 5036 **Sold \$750,000**



 2  1  1  587m<sup>2</sup>  84m<sup>2</sup>  
 Age 1930 DOM 39  
 Sold Date 27-Nov-25 Distance 0.55km  
 First Listing Not Disclosed  
 Last Listing \$750,000  
 Capital Value \$670,000  
 CV Date 01-Aug-23

**10** 11 ATUA STREET, WAIKANAE BEACH, WAIKANAE, 5036 **Sold <sup>RS</sup> \$753,000**



 3  1  2  819m<sup>2</sup>  130m<sup>2</sup>  
 Age 1984 DOM 73  
 Sold Date 16-Jan-26 Distance 0.64km  
 First Listing Not Disclosed  
 Last Listing \$759,000  
 Capital Value \$700,000  
 CV Date 01-Aug-23

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

\* This data point was edited by the author of this CMA and has not been verified by Cotality

# Recent Sales

11	42 FIELD WAY, WAIKANAE BEACH, WAIKANAE, 5036	<b>Sold</b> <sup>RS</sup> <b>\$825,000</b>
	🏠 3 🚤 2 🚗 1 📏 809m <sup>2</sup> 📏 70m <sup>2</sup> Age 1969 DOM 22 Sold Date 18-Dec-25 Distance 0.78km First Listing Not Disclosed Last Listing Not Disclosed	Capital Value \$740,000 CV Date 01-Aug-23
12	114 TUTERE STREET, WAIKANAE BEACH, WAIKANAE, 5036	<b>Sold</b> <b>\$640,000</b>
	🏠 1 🚤 1 🚗 - 📏 809m <sup>2</sup> 📏 50m <sup>2</sup> Age 1970 DOM - Sold Date 07-Aug-25 Distance 0.79km First Listing Not Disclosed Last Listing Not Disclosed	Capital Value \$640,000 CV Date 01-Aug-23
13	20A QUEENS ROAD, WAIKANAE BEACH, WAIKANAE, 5036	<b>Sold</b> <b>\$1,350,000</b>
	🏠 4 🚤 2 🚗 2 📏 449m <sup>2</sup> 📏 155m <sup>2</sup> Age 2024 DOM 51 Sold Date 31-Jul-25 Distance 0.81km First Listing Not Disclosed Last Listing Not Disclosed	Capital Value \$1,380,000 CV Date 01-Aug-23
14	28 WEGGERY DRIVE, WAIKANAE BEACH, WAIKANAE, 5036	<b>Sold</b> <b>\$715,000</b>
	🏠 3 🚤 1 🚗 2 📏 810m <sup>2</sup> 📏 110m <sup>2</sup> Age 1985 DOM 31 Sold Date 12-Sep-25 Distance 0.87km First Listing Not Disclosed Last Listing \$730,000	Capital Value \$650,000 CV Date 01-Aug-23
15	15 ERUINI STREET, WAIKANAE BEACH, WAIKANAE, 5036	<b>Sold</b> <b>\$850,000</b>
	🏠 2 🚤 1 🚗 3 📏 817m <sup>2</sup> 📏 160m <sup>2</sup> Age 1975 DOM 7 Sold Date 03-Nov-25 Distance 0.9km First Listing Not Disclosed Last Listing Not Disclosed	Capital Value \$800,000 CV Date 01-Aug-23

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

\* This data point was edited by the author of this CMA and has not been verified by Cotality

# Recent Sales

**16** 19 WILLIAM STREET, WAIKANAEBEACH, WAIKANAEBEACH, 5036 **Sold \$1,100,000**



3	1	3	872m <sup>2</sup>	114m <sup>2</sup>
Age	1984	DOM	134	Capital Value \$810,000
Sold Date	23-Oct-25	Distance	0.91km	CV Date 01-Aug-23
First Listing	\$295,000			
Last Listing	\$285,000			

**17** 38 QUEENS ROAD, WAIKANAEBEACH, WAIKANAEBEACH, 5036 **Sold \$820,000**



3	1	2	994m <sup>2</sup>	130m <sup>2</sup>
Age	1969	DOM	23	Capital Value \$710,000
Sold Date	09-Oct-25	Distance	0.95km	CV Date 01-Aug-23
First Listing	Not Disclosed			
Last Listing	Not Disclosed			

**18** 23 FRIMLEY TERRACE, WAIKANAEBEACH, WAIKANAEBEACH, 5036 **Sold \$1,650,000**



3	2	2	556m <sup>2</sup>	182m <sup>2</sup>
Age	2025	DOM	25	Capital Value \$1,170,000
Sold Date	25-Oct-25	Distance	0.96km	CV Date 01-Aug-23
First Listing	Not Disclosed			
Last Listing	\$1,190,000			

Boundaries shown are indicative only

**19** 30 ERUINI STREET, WAIKANAEBEACH, WAIKANAEBEACH, 5036 **Sold \$860,000**



3	1	4	809m <sup>2</sup>	91m <sup>2</sup>
Age	1993	DOM	60	Capital Value \$790,000
Sold Date	09-Aug-25	Distance	0.96km	CV Date 01-Aug-23
First Listing	Not Disclosed			
Last Listing	Not Disclosed			

**20** 23 HUGHES STREET, WAIKANAEBEACH, WAIKANAEBEACH, 5036 **Sold \$800,000**



3	1	-	447m <sup>2</sup>	112m <sup>2</sup>
Age	2023	DOM	24	Capital Value \$670,000
Sold Date	20-Nov-25	Distance	0.97km	CV Date 01-Aug-23
First Listing	Not Disclosed			
Last Listing	Not Disclosed			

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by Cotality

# Recent Sales

**21** 5 CAMPION ROAD, WAIKANAE BEACH, WAIKANAE, 5036 **Sold** **\$695,000**



4	2	2	809m <sup>2</sup>	185m <sup>2</sup>
Age	1970	DOM	400	Capital Value \$640,000
Sold Date	01-Oct-25	Distance	1.04km	CV Date 01-Aug-23
First Listing	\$339,000			
Last Listing	\$339,000			

**22** 13 FRANCES STREET, WAIKANAE BEACH, WAIKANAE, 5036 **Sold** <sup>RS</sup> **\$1,500,000**



3	3	2	1,009m <sup>2</sup>	387m <sup>2</sup>
Age	1992	DOM	265	Capital Value \$1,560,000
Sold Date	29-Jul-25	Distance	1.07km	CV Date 01-Aug-23
First Listing	Not Disclosed			
Last Listing	\$1,550,000			

**23** 75 FIELD WAY, WAIKANAE BEACH, WAIKANAE, 5036 **Sold** <sup>RS</sup> **\$1,537,000**



3	1	1	809m <sup>2</sup>	140m <sup>2</sup>
Age	1972	DOM	23	Capital Value \$1,300,000
Sold Date	07-Nov-25	Distance	1.09km	CV Date 01-Aug-23
First Listing	Not Disclosed			
Last Listing	Not Disclosed			

**24** 3 JANE STREET, WAIKANAE BEACH, WAIKANAE, 5036 **Sold** **\$1,375,000**



2	2	1	822m <sup>2</sup>	197m <sup>2</sup>
Age	2001	DOM	20	Capital Value \$1,100,000
Sold Date	08-Sep-25	Distance	1.14km	CV Date 01-Aug-23
First Listing	Not Disclosed			
Last Listing	Not Disclosed			

**25** 10 JANE STREET, WAIKANAE BEACH, WAIKANAE, 5036 **Sold** **\$830,000**



3	1	1	850m <sup>2</sup>	90m <sup>2</sup>
Age	1976	DOM	15	Capital Value \$760,000
Sold Date	26-Nov-25	Distance	1.17km	CV Date 01-Aug-23
First Listing	Not Disclosed			
Last Listing	Not Disclosed			

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by Cotality